



Reception Room
12'6" x 15'4"

Reception Room
10'7" x 12'2"

Kitchen/Diner
10'4" x 21'6"

Bedroom
16'11" x 15'4"

Bedroom
10'10" x 12'7"

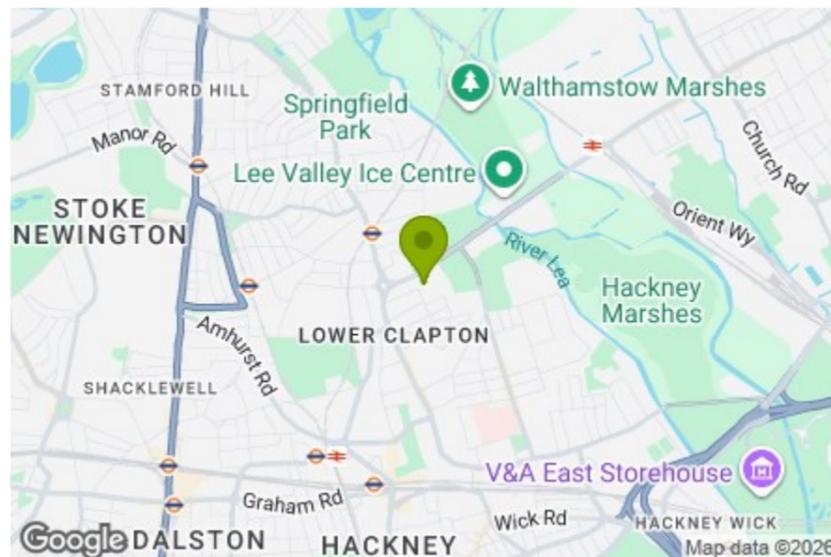
Bathroom
7'2" x 8'7"

Bedroom
10'5" x 12'4"

Cellar
16'7" x 11'10"

Cellar
10'9" x 11'10"

Garden



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



COTESBACH ROAD, HACKNEY

Offers In Excess Of £1,300,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Chain Free
- Moments Away from Millfields Park
- Moments Away from Chatsworth Road
- Potential to Extend Into the Loft STPP

Positioned on a quiet residential street just moments from Millfields Park and the ever popular Chatsworth Road, this beautifully presented three-bedroom house unfolds over three floors in one of Clapton's well-loved pockets. With independent cafés, a lively Sunday market and the River Lea close at hand, it offers a thoughtful balance of green space and neighbourhood energy, all within easy reach of excellent transport links into the city.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step through the front door and you're welcomed by a generous hallway with soft light filtering through from front to back. To the front, a bay fronted reception room offers thoughtful proportions and a calm, neutral palette, with original features adding warmth and character. A second reception sits just beyond, ideal as a dining room or relaxed family space, creating a natural flow through the ground floor.

To the rear, the kitchen and dining room stretches out to over twenty one feet, designed with everyday living in mind. Wooden cabinetry and open shelving bring texture and warmth, while there is ample space for a large dining table beneath the window overlooking the garden. It is easy to imagine long weekend lunches here before spilling out onto the patio in warmer months.

Upstairs, the first floor hosts two generous double bedrooms, including a particularly spacious principal room spanning the full width of the house. High ceilings and large windows enhance the

sense of openness throughout. The family bathroom is thoughtfully arranged with classic fittings and a clean finish. On the upper floor, a further double bedroom sits tucked away, offering flexibility as a guest room, studio or peaceful work from home space.

WHAT ELSE?

Moments from Millfields Park, the River Lea and Hackney Marshes for wide open green space and waterside walks.

A short stroll to Chatsworth Road favourites such as Millfields Café, Fika and Leo's, with Lower Clapton spots including Hai Cafe nearby.

Within easy reach of Clapton station, along with frequent bus links into central London and across East London along Lea Bridge Road.

Cellar rooms below provide valuable storage and potential for future use, subject to the usual consents.



A WORD FROM THE OWNER...

"There are so many green spaces and interesting architecture in abundance around Clapton. The local Chatsworth Road street market, pubs, restaurants and shops, two truly brilliant cinemas, top rated Homerton Hospital nearby and many great schools. There's also the Lee River and old Victorian filter beds (which is a nature reserve) and the huge marshes. Diversity and inclusion are key to Hackney Council's creative management of the borough. Many more things are also here, including numerous transport links, The Hackney Empire, good doctors surgeries. It's a lively and vibrant, welcoming community, which we will miss."

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